

MINUTES
PLANNING COMMISSION
JANUARY 23, 2018 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:00 p.m.

I. ROLL CALL

Regular members present: Kane, Steinfeld, Zod, Pritchard
Members absent: Tarbox
Staff present: Jones, Glemboski, Hovland

II. APPROVAL OF MINUTES

1. January 9, 2018

MOTION: To adopt the minutes of January 9, 2018 as amended.

Motion made by Kane, seconded by Zod, so voted unanimously.

III. PUBLIC COMMUNICATIONS –

Staff shared with the Commission the invitation received for the Avalonia Land Conservancy 50th Anniversary, taking place at the Mystic Aquarium on February 21st, 2018.

IV. SUBDIVISIONS - None

V. SITE PLANS - None

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. City of Groton Referral for a Public Hearing on January 17, 2018

a. Groton Sail Foundation- Groton Zoning Regulations text amendment, Section 4.3GC

Staff explained that the public hearing took place last week for a zone text change. The text amendment was approved at the hearing.

The Commission had no comment.

2. Noank Zoning Commission Referral for a Public Hearing on February 20, 2018

a. Earth Friendly Farms- Noank Fire District Zoning Regulation text amendment, adding new language to permit “farm stands”

Staff reviewed the text amendment to add “farm stands” to the zoning regulations. Pritchard raised concern over the potentially inadequate two-spot, off street parking requirement.

The Commission wanted to send their concerns about the small number of parking spaces and suggested four parking spaces in lieu of two, to be consistent with Town Zoning Regulations.

3. Zoning Commission Referral for Public Hearing on February 7, 2018
 - a. SPEC#356 - Chapter One Seasonal Outdoor Dining, 32 West Main Street

Staff reviewed the special permit requesting seasonal outdoor seating with alcohol service and outdoor music. Steinfeld and Zod questioned the need for outdoor speakers and considered how it would affect the noise level of the street for passersby and residents.

The Commission wanted to send their concerns about the proposed outdoor speakers and music volume at the restaurant.

4. Election of Officers

Nominations were in order for the office of Chairman of the Planning Commission.

Steinfeld nominated Jeffrey Pritchard as Chairman. No further nominations were made, and so nominations were closed. Pritchard was elected Chairman of the Planning Commission.

Nominations were in order for the office of Vice Chairman/Secretary of the Planning Commission.

Steinfeld nominated Hal Zod as Vice Chairman/Secretary of the Planning Commission. No further nominations were made, and so nominations were closed. Zod was elected Vice Chairman/Secretary of the Planning Commission.

5. Report of Commission

Steinfeld expressed concern regarding the way the parking lot on Route 1 in front of ALDI was plowed after the snow storm. The snow had been plowed into a huge mound blocking the side of the lot adjacent to Route 1, which forced all visitors to drive directly in front of the stores to avoid it. Pritchard suggested that someone with the Town should sit down with someone at the facility and discuss alternative places to store snow.

6. New Applications
 - a. SUB18-01 - Hancock Farms Estate Lot 1 Re-subdivision, 180 Cow Hill Road

Staff noted the new subdivision application for Hancock Farms Estate. The large lot will be divided into two. Staff planned to schedule the public hearing for February 27, 2018.

VIII. REPORT OF CHAIRMAN

Pritchard reported that he spoke with Jon Reiner regarding the merging of the Planning and Zoning Commissions. Reiner will attend a future meeting to discuss the merge.

Pritchard attended the TIF Advisory Committee where the first draft of a TIF Master Plan was discussed, as well as next steps for the TIF Policy adoption.

REPORT OF STAFF

Staff distributed the Connecticut Federation of Planning and Zoning Agency's invitations to their 70th Annual Conference taking place on March 22, 2018 at the Aqua Turf Country Club.

Staff noted that the CIP should be ready for distribution at the next regular Planning Commission meeting. Instead of scheduling a special meeting date, staff and the Commission agreed to a 5:30 p.m. special meeting before the Planning Commission meeting on February 27th for the CIP review.

ADJOURNMENT

Motion to adjourn at 7:38 p.m. was made by Kane, seconded by Steinford, so voted unanimously.

Hal Zod, Secretary
Planning Commission

Prepared by Kara Hovland
Office Assistant II